



## TOWNSHIP OF WOOLWICH

Engineering and Planning Services, Box 158, 24 Church Street West, Elmira, Ontario N3B 2Z6  
Phone: 519-669-1647 or 519-664-2613 / Fax: 519-669-4669

# PROPOSED ZONING AMENDMENT

## Why did you receive this notice?

*You have received this notice because a property owner near your residence or business has asked the Township to change the zoning on a property or use of a building.*

*Each time someone applies to have a building or property re-zoned for a different use, the Township follows a specific public notification process. A minimum of 20 days prior to the Public Meeting, everyone within 1 kilometre of the property or building to be re-zoned is notified of the following:*

- ◆ date, time, location of a public meeting
- ◆ deadlines for comments
- ◆ site maps
- ◆ details of the application

*The rest of this flyer contains all of the details about the application and how you can give your input. If you have any questions about the information on the front or back of this notice, please contact me at 519-669-1647 or 519-664-2613 (ext. 6038), email: [jvink@woolwich.ca](mailto:jvink@woolwich.ca)*

November 5, 2009



Jeremy Vink  
Senior Planner

**PS** *You can find out more about the Zone Change process on the back of this notice.*

**APPLICANT: 2167534 Ontario Inc.**

**LOCATION: 125 Peel Street**

## Your Invitation To Participate in the Zone Change Process Here is how, when & where

The Township of Woolwich has received an application to amend (change) the Comprehensive Zoning By-law of the Township of Woolwich. The details of this application are given on the back of this notice.

The **Public Meeting** to discuss this application will be held on

**Tuesday, December 1, 2009 at 7:00 p.m.**  
**in the Council Chambers of the Township Offices,**  
**24 Church Street West, Elmira.**

This meeting is required by the Planning Act, 1990. At this meeting, members of Township Council will listen to any comments or presentations in favour of and/or in opposition to the application.

**NO DECISION WILL BE MADE AT THIS MEETING.** Its purpose is only to receive comments and information from people or agencies who are interested in the Zone Change.

**MORE INFORMATION:** The public may view planning documents and background material relating to these applications at the Township of Woolwich, Engineering and Planning Services Department between 9:00 a.m. and 5:00 p.m., Monday through Friday, or on the Township website at [www.woolwich.ca](http://www.woolwich.ca).

Questions or written submissions may be directed to:  
Township of Woolwich  
Jeremy Vink, Senior Planner  
Engineering and Planning Services Department  
Box 158  
24 Church Street West  
Elmira, Ontario  
N3B 2Z6

Telephone: 519-669-1647 / 519-664-2613, extension 6038 or  
email: [jvink@woolwich.ca](mailto:jvink@woolwich.ca)

## Details of the Application

Zone Change Application 3/2009  
2167534 Ontario Inc.

The Township has received a Zone Change application from Kuntz Topsoil, Sand and Gravel on behalf of 2167534 Ontario Inc. for the property municipally known as Blk Chalmers, West of Grand River, Lots 3 and 5 and located at 125 Peel Street as shown on Map 1. The 36.2 hectare property is designated Rural Land Use and Restricted Land Use in the Township's Official Plan, is zoned Agricultural (A) and contains a single family dwelling, livestock barn and drive sheds.

The purpose of this application is to change the zoning of the subject lands from Agricultural to Extractive (see Map 2). The entire lands are proposed to be within the licensed area, of which the proposed extraction area will comprise of 17.5 hectares of the property.

The western or upper portion of the property will be within the licensed area and will develop with associated aggregate uses, including a haul road, weigh scale, scale house and refuelling storage area. This upper portion of the property proposes no extraction of sand and gravel.

The eastern or lower portion of the property will form part of both the licensed and extraction areas and will permit the extraction of sand and gravel. In addition, the applicant is requesting that the lower portion of the property allow for the processing of recycling material, which will be limited to concrete and asphalt, as an accessory use to the extraction operation, and to include a temporary zoning approval to permit the importation and processing of topsoil.

### **APPEALS:**

The Planning Act specifically states that the following information must be included in this notice, just as it appears in the Planning Act document itself.

#### **Zoning Amendment**

If a person or public body that files an appeal of a decision of the Council of the Township of Woolwich in respect of the proposed zoning by-laws does not make oral submissions at a public meeting or make written submissions to the Council of the Township of Woolwich before the proposed zoning by-law amendments are passed:

- a) the person or public body is not entitled to appeal the decision of the Township of Woolwich to the Ontario Municipal Board; and
- b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

**NOTIFICATION:** If you wish to be notified of additional Township public meetings or Township staff reports regarding these applications you must make a written request to Engineering and Planning Services at the Township of Woolwich at the address shown at the top of this page.

If you cannot attend the meeting, you can express your concerns/comments about the proposed change in writing to the Township of Woolwich. Any comments received on or before November 24, 2009 (Note that this date is before the public meeting) will be included in a report prepared by Engineering and Planning Services and presented at the Public Meeting. Any comments received after the Public Meeting, but prior to Council making a decision on the applications, will also be considered.

Finally, if Council approves the change, a notice will be mailed to you explaining the by-law.

**The personal information accompanying your submission is being collected under the authority of the Planning Act and may form part of the public record which may be released to the public. Questions about this collection should be directed to the Records and Freedom of Information Officer at 519-669-6005 or 519-664-2613 ext. 6005.**

### What is a Zone Change?

Each property in the Township is designated for a certain type of land use. Industrial or residential, are examples of land use. If the property owner wants to change what the land or building is used for, they must apply to the Township to have the property re-zoned. The Township then begins the zone change process which is required by law under the Planning Act, 1990.

The process ensures that those affected by the activities on the property have the chance to express their concerns before any decisions are made. It also allows the Township to ensure all government regulations are complied with such as parking, environmental standards, traffic, and local by-laws such as noise levels.

The Planning Act lists the steps that must be taken to ensure that all issues are looked after. This notice is an example of one of the many activities that the Planning Act requires the Township to complete.

### Highlights of the Zone Change Process

**COMMITTEE OF THE WHOLE:** After receiving and reviewing comments staff will prepare a report and recommendation for the Committee of the Whole. Committee of the Whole consists of all members of Council who sit as a Committee to hear and discuss various applications. The Committee makes a recommendation to Council which could include approving, refusing, amending or deferring the application.

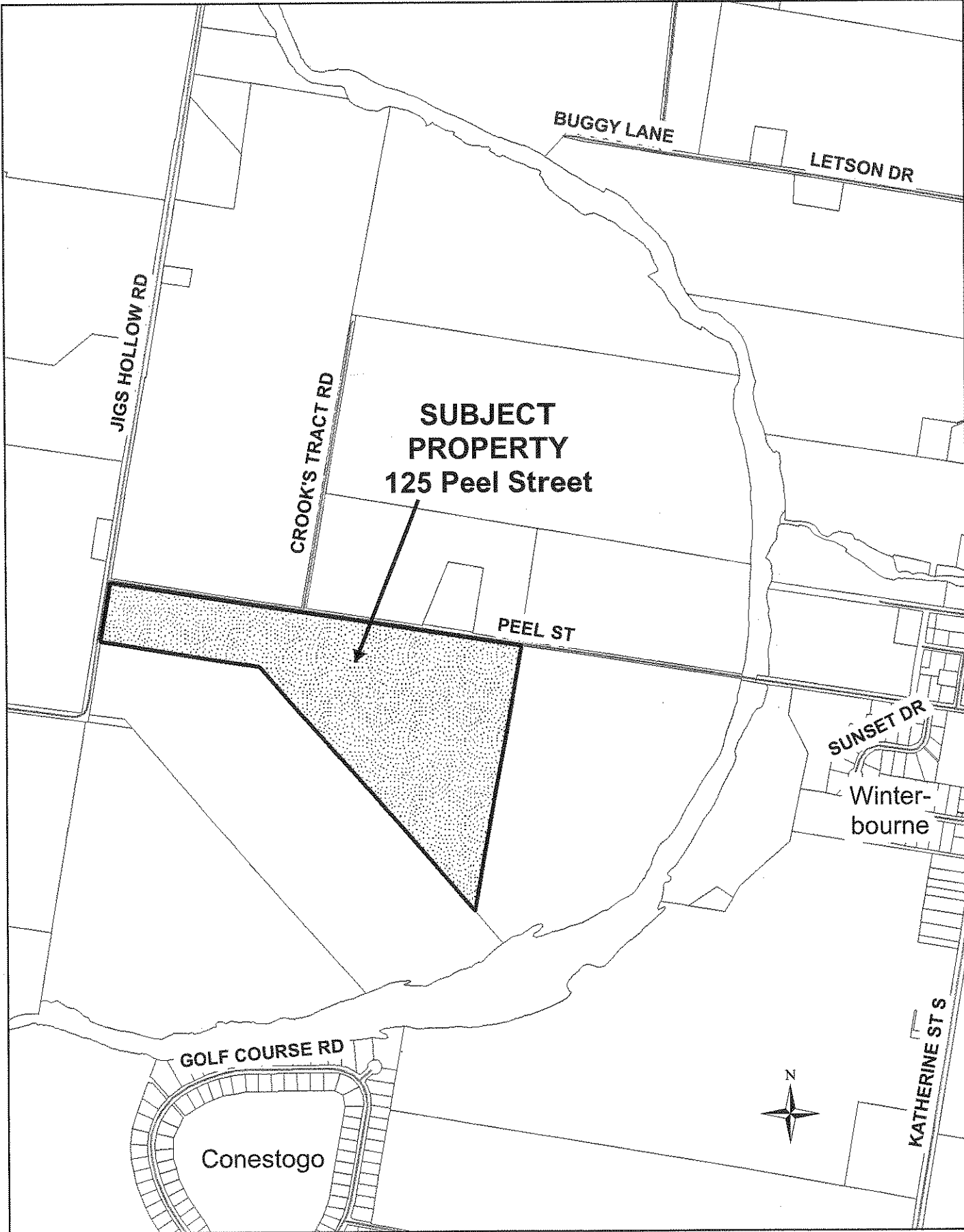
**COUNCIL:** Council can then approve, refuse, amend or defer the application. If the application is approved Council then passes a By-law once all conditions have been satisfied.

**NOTICE OF PASSING/APPEAL PROCESS:** When a By-law has been passed by Council a Notice of Passing is mailed, within 15 days, to all property owners/tenants previously circulated and those requesting notification. Anyone not in agreement with the decision made by Council may appeal the By-law to the Ontario Municipal Board within 20 days after the notice has been mailed. If no appeal is received within the allotted time period the By-law comes into effect. If Council refuses or defers the application anyone not in agreement with the decision (including the applicant) may appeal the decision to the Ontario Municipal Board within 20 days of the notice of decision being mailed.

**TIMING:** A normal Zone Change application takes approximately three to six months to process.

For a MORE COMPLETE EXPLANATION of the re-zoning process, call us at 519-669-1647 or 519-664-2613 and ask us to mail you a copy of the easy to read brochure entitled "***A Quick and Easy Look at the Zone Change Process.***"

MAP 1  
Zone Change Application 3/2009  
2167534 Ontario Inc.



**SUBJECT PROPERTY  
125 PEEL STREET  
LANDS PROPOSED TO BE  
REZONED FROM AGRICULTURAL  
TO EXTRACTIVE**

